

House - Semi-Detached (EPC Rating: C) Freehold

DOL Y DDERWEN, AMMANFORD, SA18 2GA

Offers In The Region Of

£189,995

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this 3 Bedroom Semi-Detached House located on a popular development of similar properties within level walking distance of Ammanford Town Centre with all it's amenities for shopping, leisure facilities, schools and good transport links with the M4 Motorway approximately 6 miles away at Junction 49. The accommodation comprises, Entrance Hall, Kitchen, Lounge and Cloakroom on the ground floor with Three Bedrooms (one en-suite) and Family Bathroom located on the first floor. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally there is driveway at the front with ample parking and easy to maintain tiered rear garden fully enclosed.

Council Tax Band- C. Freehold. EPC - C80. NO ONWARD CHAIN. VIEWING RECOMMENDED.

Ground Floor

Front entrance door leading into...

Entrance Hall

With radiator, stairs to first floor with under stairs cupboard, and laminate flooring.

Kitchen

10'9" x 8'6"

With a range of modern base and wall units, one and a half bowl stainless steel sink unit with mixer taps, gas hob with extractor above and oven below with stainless steel splashback, plumbing for automatic washing machine, space for American Style fridge/freezer, space for tumble dryer and wall mounted gas boiler providing domestic hot water and central heating to the property, radiator, part tiled walls, tiled floor and window to the front of the property.

Cloakroom

With low level flush WC and pedestal wash hand basin.

Lounge

15'8" x 10'5"

With radiator, laminate flooring and French Doors leading to the rear garden and patio area.

First Floor

Landing

With hatch to roof space.

Master Bedroom

11'1" x 9'10"

With radiator and window to the front of the property.

En-Suite

With low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, extractor fan, part tiled walls, tiled floor and obscure window to the front of the property.

Bedroom 2

10'9" x 8'6"

With radiator and window to the rear of the property.

Bedroom 3

10'5" x 6'6"

With radiator and window to the rear of the property.

External

Front: With ample off road parking on driveway.

Rear: With private enclosed landscaped tiered rear garden with large paved patio.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk



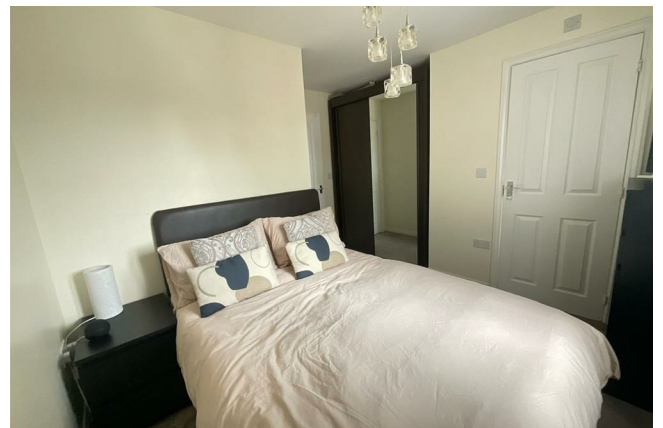
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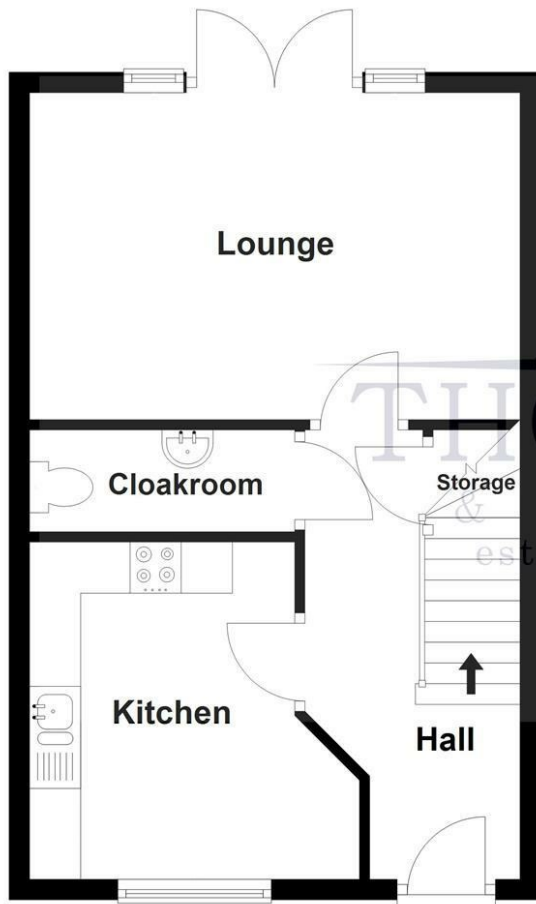
Directions

Leave Ammanford on College Street, continue on to Llandybie Road then immediately after passing the Green at Bonllwyn turn right into Myddynfych Drive. Turn left then left again onto Heol Llwyd and follow the road up into Dol Y Dderwen, the property can be found at the top of the estate on the right hand side and identified by our For Sale Board.

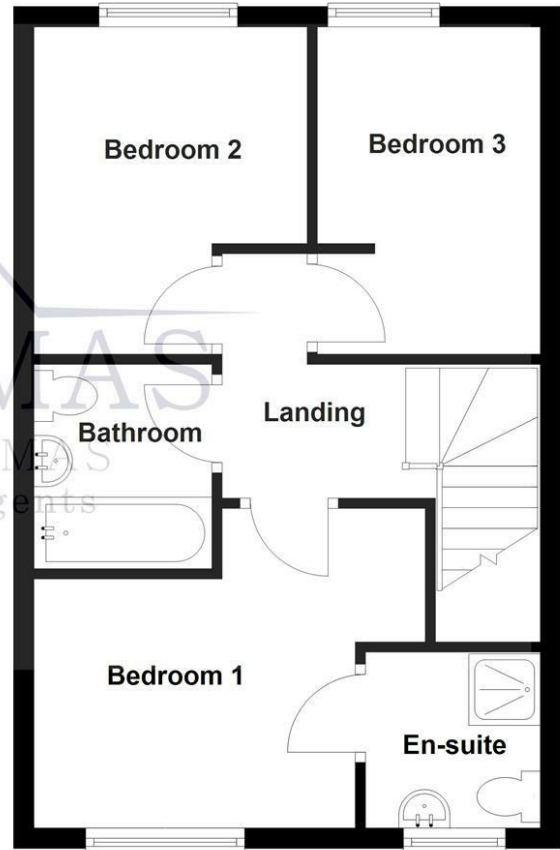


THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

Ground Floor



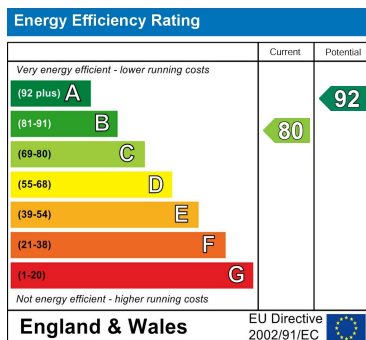
First Floor



Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.